



BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

<https://planning.clevelandohio.gov/bza/cpc.html>

216.664.2580

DECEMBER 4, 2023

Under the conditions specified by law, the Board of Zoning Appeals will be conducting a hybrid in-person and virtual meeting using the WebEx Platform. IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY THROUGH WEBEX, contact the Board of Zoning Appeals office and request the link at 216-664-2580 by noon on December 1, 2023. You can also email us boardofzoningappeals@clevelandohio.gov.

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/

In order to keep the WebEx session manageable, we are asking individuals that wish to participate in the meeting to contact the Board of Zoning Appeals office by phone or email by noon on December 1, 2023. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY contact the Board of Zoning Appeals office and request at 216-664-2580. You can also email Secretary Elizabeth Kukla at ekukla@city.cleveland.oh.us.

Calendar No. 23-194:

1390 West 85th St.

Ward 15

Jenny Spencer

Virgil and Felicia Tent, propose to establish use as garage/storage in a C1 Local Retail Business District. The owners appeal for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.01(b) which states that primary use of premises garage and storage is not permitted in Local Retail Business District as it is first permitted in a Semi-Industry District.

Calendar No. 23-196:

17408 Schenely Ave.

Ward 8

Michael Polensek

Tom Jarboe, owner, proposes to erect an 18' x 13' split level wolmanized wooden deck attached to existing single-family residence in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2) which states the Minimum Required Interior Side Yard is 10 feet and the appellant is proposing 2 feet.

Calendar No. 23-197:**1950 West 3rd Street****Ward 3****Kerry McCormack**

Starlins Stone LLC, owner, proposes to install temporary trailers and use premises for material and equipment outside storage in a B3 General Industry Zoning District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that accessory off-street parking spaces, driveways and vehicle maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, and surfaced with concrete, asphalt, or other acceptable paving material maintained in good condition. No drainage or specific paving detail shown. Driveway and aprons must also be shown on plan.

Calendar No. 23-198:**2022 West 45 St.****Ward 3****Kerry McCormack**

Betley Books LLC., owner, proposes to change of use from residential to office use in a Two Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.03 which states that office use is not permitted in the Two Family District as it is first permitted in Local Business District.

Calendar No. 23-201:**3911 John Ave.****Ward 3****Kerry McCormack**

Brian & Emily Mustee, proposes to build a garage addition with upper media room and roof deck to an existing single-family residence located in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 359.01(a) which states no enlargement or substitution or other change a nonconforming use is permitted without special permit from the Board of Zoning Appeals. Minimum rear yard setback of 20 feet is required and the proposed rear yard is 7 feet 4 inches. Maximum allowed density is equal to 50 percent of the total square footage of the lot and the appellant is proposing 80 percent.